

VALLE DE ORO COMMUNITY PLANNING GROUP

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JAN 28 2008

San Diego County
DEPT. OF PLANNING & LAND USE

MINUTES OF MEETING: January 15, 2008

LOCATION:

Otay Water District Headquarters
2554 Sweetwater Springs Blvd.
Training Room, Lower Terrace

1. **CALL TO ORDER:** 7:01 P.M. J.L. PHILLIPS, presiding Chair.

Members present: Collier, Fitchett, Henderson, Hewicker, Hyatt, Manning, Mitrovich, Phillips, Ripperger

Not present: Brennan, Brownlee, Chapman, Millar, Reith, Wollitz

2. **FINALIZE AGENDA:** Agenda will be heard as published.

3. **OPEN FORUM:** None.

4. **APPROVAL OF MINUTES:** December 04, 2007. VOTE: 8-0-1 to approve minutes.
(Ripperger abstains)

5. **LAND USE:**

- a. **P08-001:** Use Permit to add Cricket telecommunications facility with antennas on the water tank at 1697 Burris Drive. (End of road)

HYATT introduces the project. This is a new MUP, as Cricket was not allowed to be added to Verizon's earlier MUP.

Franklin Orozco (4031 Sorrento Valley Blvd., S.D. 92121) Cricket representative: Hands out 4 explanation sheets; reviews and explains the 3 proposed antennas.

HYATT notes he met F. Orozco on the site. Equipment footprint is small and desirable for such a project. Cingular may apply for the third allowed antenna site later in 2008. Moves to recommend approval of this proposed MUP with 2 conditions: Revise the drawings to show that the color of the slump block wall matches the color of the water tank, so that the wall blends in with the tank and "disappears" into the viewshed; Provide written assurance from Verizon and Cingular that Cricket's antenna positioning will not create detrimental RF interference. (Mitrovich seconds) Discussion follows; and F. Orozco answers questions from the Group.

VOTE: 9-0-0 to approve Hyatt motion.

- b. **W08-001:** Request for waiver of Site Plan requirements to allow implementation of new replacement signage at the Chevron Station at 9749 Campo Road, Casa de Oro.
PHILLIPS explains the project, using color photos of current and replacement signs. Replacement sign is acceptable. Moves to recommend approval of this waiver. (Fitchett seconds) Discussion follows.
VOTE: 9-0-0 to approve Phillips motion.

- c. **W08-002:** Request for waiver of Site Plan requirements to allow sales of mini cycles at Krage Auto Parts store at 10050 Campo Road, Casa de

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Oro. Mini cycles to be displayed and sold inside the existing building. (No outside display)

PHILLIPS explains the request. Store needs the waiver in order to get a State permit for motor vehicle sales. Moves to recommend approval of the waiver as requested. (Mitrovich seconds)

VOTE: 9-0-0 to approve Phillips motion.

- d. **V07-024:** Variance request to reduce south side yard setback requirement from 10' to 0' for existing structures at 10315 San Vicente Blvd Casa de Oro. (Reported code violation)

MANNING introduces the project in place of the absent CHAPMAN.

Kazmer Pezdek (10315 San Vicente Bl., S.V. 91977) owner and applicant Is a 22-year resident of the property. Most neighbors agree with this variance, and feel the place is just fine. Generally there have been no objections; but one neighbor objected and reported this as a code violation. When I made the construction in question, I was unaware of any 10' setback requirement. Construction was done without a building permit as well. [Year of said construction, resulting in the code violation, was not disclosed]

Rob Hogatt (10317 San Vicente Bl., S.V. 91977) affected neighbor: Shares a property line with the 10315 property. Requests denial of this variance. The owner enjoys no unique features on the site. Claims this violation intrudes on his property, and may produce problems with drainage onto his property. Had an engineering survey done, and expresses concern over exact location of the legal property line. The County notified us of this VDOCPG meeting very late, and we were unable to file a written objection to this variance request.

K. Pezdek rebuts: Feels Mr. Hogatt has misrepresented facts in this case. Claims he has been offered settlements of property (land) and cash, but all were rejected.

MANNING: Reviews her contacts with County planner. No other property in the neighborhood enjoys such a zero setback variance. PHILLIPS notes that a photocopy of the applicable sections of the zoning code (Secs. 7106 & 7107) accompanied the final agenda for today's meeting. MANNING indicates 4 findings must be made to justify the requested variance; and not one of them can be made in this case. Moves to recommend denial of Variance V07-024. (Hyatt seconds) Discussion follows. VOTE: 9-0-0 to approve Manning motion for denial.

PHILLIPS notes Mr. Hogatt's complaint of insufficient notice time means Group should modify the above motion as follows: Moves to recommend denial of this variance, and to request the Zoning Administrator to hold a public hearing on this variance request, V07-024. (Manning seconds) Discussion follows. VOTE: 9-0-0 to approve Phillips motion.

- e. **V07-023:** Variance request to modify residence footprint within the buildable area granted by V84-041 (allowed 25' rear yard setback) at 4560 Conrad Drive.

HYATT introduces the project.

Bruce Clark (10383 Bonnie Lane, L.M. 91941) architect for the project: Explains the request and proposed mitigations. Discusses project with the Group.

Public Input:

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David Drexler (10075 Grandview Dr., L.M. 91941) affected neighbor on the northwest: Has had noise issues with the applicant (dog barking). Major concerns are noise and privacy as this plan may affect my property. Need to know the height of the project, whether it will be one or 2 stories. Has had too little time to respond to a recent notice from the County. Resolves some of these issues by exchanges with the architect, B. Clark/HYATT/PHILLIPS.

HYATT indicates County planner stated this is now an Administrative Variance. The listed 1984 variance allowed a 25' rear yard set back. Now the applicant seeks to modify the residence footprint within the build-able area granted by previous variance, V84-041, which was plot plan specific. The applicant plans to change the footprint of the residence and build an addition up to the rear yard setback, which remains at 25'. Also, the applicant will remove the existing garage and build a new garage at the NW corner of the lot, per revised plot plan from the applicant. The zoning ordinance allows the proposed garage, but not the house addition, to be built within the rear yard setback. The addition compels movement of the garage, since the garage must be at least 8' from the house. For the garage, this variance will have A 5' setback, not the previously sought 3'.

HYATT moves to recommend approval of V07-023 with 2 conditions: A retaining wall along the west property line with adjacent plantings, such as tall shrubbery, to screen the west side of the garage from the neighbors' view; Additional landscaping on the west side of the approach to the front of the new garage. (Manning seconds) Discussion follows. VOTE: 9-0-0 to approve Hyatt motion.

6. **NEW BUSINESS:** None.

7. **UNFINISHED BUSINESS:** None.

8. **CHAIRMAN'S REPORT:**

PHILLIPS reports official expenses of \$38.18, and requests reimbursement. Mitrovich moves, Henderson seconds to approve said expenditures VOTE: 9-0-0 to approve Mitrovich motion.

Chair reports that recent BOS meeting failed to support our appeal, and allowed the condo conversion project (676 units) to proceed, in spite of its potentially adverse effect on VDOCPA rental housing adequacy. Forms a subcommittee to review a self-storage facility proposal in RSD, where an earlier proposal was rejected.

9. **ELECTION OF OFFICERS:**

HEWICKER is requested to reveal his telephonic survey of Group members polled on interest in running for VDOCPG offices, Chairman, Vice chairman, secretary. No one other than the current officers expressed any interest in running for office. HEWICKER moves to re-elect the three current officers, Phillips, Fitchett, Collier, to the same offices, Chair, Vice chair, secretary, for 2008, by a voice vote: VOTE: 9-0-0 approve Hewicker motion.

10. **ADJOURNMENT:** 8:07 P.M.

Submitted by: G. Collier

Scribal critic of conversational absurdities